049.0	0001	0001.0	1 of 1	Industrial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	344,900 /	344,900
					USE VALUE:	344,900 /	344,900
					ASSESSED:	344,900 /	344,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		GARDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWSON J & HUTCHINSON R	
Owner 2:	TRS/GARDEN ST REALTY TRUST	
Owner 3:		
Street 1:	7 BUTTONWOOD ROAD	
Street 2:		
Twn/City:	STONEHAM	
St/Prov:	MA Cntry	Own Occ: N
Postal:	02180	Type:

PREVIOUS OWNER

Owner 1:	LAWSON JEFFREY -
Owner 2:	HUTCHINSON ROBERT G -
Street 1:	273 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1973, having primarily Correg Steel Exterior and 2352 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	7765.000	58,100		286,800	344,900
Total Card	0.178	58,100		286,800	344,900
Total Parcel	0.178	58,100		286,800	344,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 146.64 | /Parcel: 146.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 34554
GIS Ref:
GIS Ref:
Insp Date: 09/11/18

!4117!

PREVIOUS ASSESSMENT

Parcel ID: 049.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	316	FV	58,100	0	7,765.	286,800	344,900		Year end	12/23/2021
2021	316	FV	58,100	0	7,765.	282,200	340,300		Year End Roll	12/10/2020
2020	316	FV	58,100	0	7,765.	277,600	335,700	335,700	Year End Roll	12/18/2019
2019	316	FV	56,200	0	7,765.	245,200	301,400	301,400	Year End Roll	1/3/2019
2018	316	FV	56,200	0	7,765.	245,200	301,400	301,400	Year End Roll	12/20/2017
2017	316	FV	56,200	0	7,765.	245,200	301,400	301,400	Year End Roll	1/3/2017
2016	316	FV	56,200	0	7,765.	245,200	301,400	301,400	Year End	1/4/2016
2015	316	FV	53,800	0	7,765.	222,000	275,800	275,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:04:14

LAST REV

Date	Time
11/23/21	13:16:53
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 4117

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWSON JEFFREY	47042-359		3/1/2006	Family	1	No	No		
PUOPOLO JANE B	46835-47		1/18/2006		450,000	No	No		
PUOPOLO JOHN P	46835-45		1/18/2006	Family	1	No	No		
	11690-284		6/6/1969		99	No	No		N

USER DEFINED

Prior Id # 1:	34554
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2021	I & E Return	JO	Jenny O
5/16/2019	I & E Return	JO	Jenny O
9/11/2018	MEAS&NOTICE	PH	Patrick H
2/8/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
3/16/2009	Measured	197	PATRIOT
11/14/2000	Hearing N/C	201	PATRIOT
4/14/2000	Measured	197	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		7765		Sq. Ft.	Site		0	15.5	2.38	CF									286,805						286,800	

Total AC/HA: 0.17826 | Total SF/SM: 7765 | Parcel LUC: 316 Comm. Whs. | Prime NB Desc COMM FR | Total: 286,805 | Spl Credit | Total: 286,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	18 - Correg Steel		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	16		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	46.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	46	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.90187013
Adj $ / SQ:	49.783
Other Features:	2500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	107631
Depreciation:	49510
Depreciated Total:	58121

COMMENTS

JOHN LANDSCAPING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

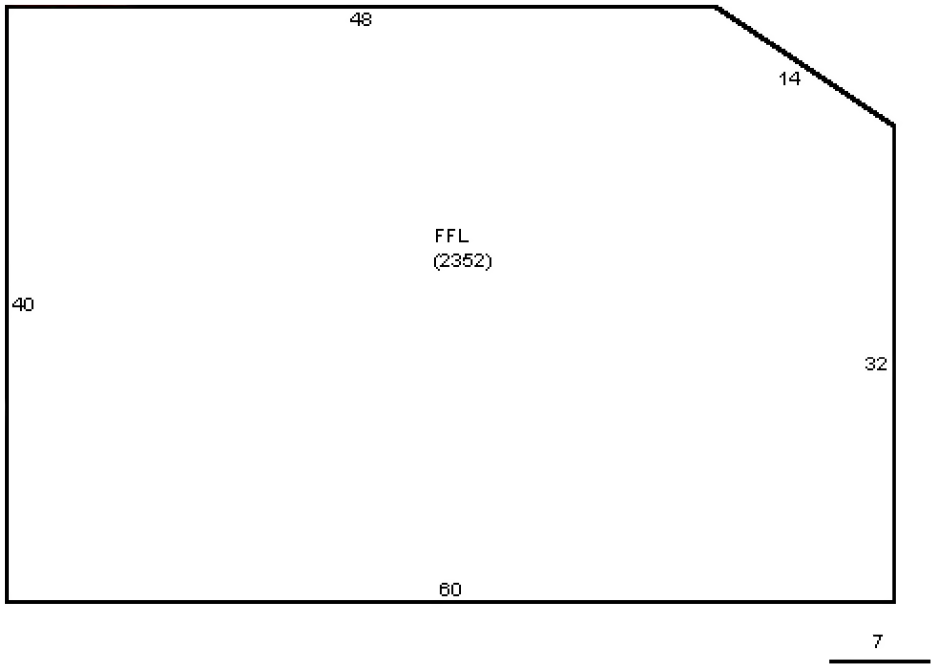
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,352	49.780	117,090

Net Sketched Area:	2,352	Total:	117,090

Size Ad	2352	Gross Area	2352	FinArea	2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	44.80
Special Features:	0	Val/Su Net:	24.70
Final Total:	58100	Val/Su SzAd	24.70

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

049.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	